WARRANTY DEED

Karen Johnson Davidson County
Batch# 887490 DEEDWARR
07/12/2022 11:39:43 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20220712-0080033

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

File No. JN-22-2795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Hall and Stephanie Hall	Same Owner	
(NAME)	(NAME)	
1003 Alice Street, A	100 Spectrum Center Drive	070 07 0V 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Ste 150 Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nathan Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Hall and Stephanie M Hall, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southerly 145 feet of Lot #25 on the map of J.S. Spurlock's lands not of record described according to a survey made by Erie Drake, April 21, 1925 as follows:

Beginning at a point in the center of Alice Street 100 feet West of the Westerly margin of Buena Vista Pike; thence Northwardly along the common line of Lots #25 and #26-110 feet; thence Westwardly 100 feet; thence Southwardly along the common line of Lots #24 and #25-110 feet to the center of Alice Street; thence Eastwardly 100 feet to the point of beginning. Being the same property conveyed to Adam Goldstone, by Warranty Deed from William Carl Romines of record in Instrument No. 20200401-0034898, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 01, 2020. Being the same property conveyed to William Carl Romines, by Quitclaim Deed from William Lee Romines of record in Instrument No. 20060726-0089978. in the Register's Office of Davidson County, Tennessee, dated July 25, 2006 and recorded on July 26, 2006. Virginia E. Romines is now deceased. Being the same property conveyed to William Lee Romines and wife, Virginia E. Romines, by Installment Deed from W.H. Webb and wife, Ida Well Webb of record in Book 2487, Page 446. in the Register's Office of Davidson County, Tennessee, dated October 01, 1955 and recorded on January 04, 1956.

Being the same property conveyed to Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from Adam Goldstone dated February 11, 2021 and filed for record on 20210222-0020995, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 1003 Alice Street, A, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 8th day of July, 2022.

Nathan Dale Stoops Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Lux, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Nathan Dale Stoops Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 8th day of July, 2022.

_____
Notary Signature

Printed Name: Jill M Neely

My commission expires: 01-26-2025

